

SALE DEED

(Full Payment)

Executed on ...14th September, 2010...

BETWEEN

WEST BENGAL HOUSING BOARD

(Vendor)

AND

Shri / Smt. RAVINDRA KUMAR LAKHOTIA

&

Smt. SUNITA R LAKHOTIA

(Purchaser)

In respect of

PLOT NO. AL-1/B/33

AL BLOCK

AT

EASTERN GREENS

NEW TOWN

Handwritten signature or mark

21.10.07
97/3



22523/60
M.R. 822112
16.9.10

STAMP AFFIXED BY
R.K. 10
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE
C. B. BASU
(S. B. BASU)
Asstt. Housing Commissioner - I
West Bengal Housing Board.



11471

Notified that the Document is admitted to registration. The Signatures of the parties to the document are verified and the document is registered in the name of the party to this Document.

THIS INDENTURE OF SALE made on this ...14th... day of September Two thousand ~~eight~~ ^{ten} BETWEEN WEST BENGAL HOUSING BOARD, a Statutory Body Corporate constituted under the West Bengal Housing Board Act, (Act. XXXII of 1972) having its office at 105, S. N. Banerjee Road, Kolkata-700014, in the City of Kolkata, as the 'VENDOR', hereinafter referred to as "THE BOARD" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successor or successors in - interest) of **THE ONE PART AND**

Additional Registrar
of Assurances - I, Kolkata
16.09.10

Sri / Smt. RAVINDRA KUMAR LAKHOTIA & SUNITA R LAKHOTIA

Son/Daughter/Wife of SHRI RAMOWTAR LAKHOTIA & WIFE OF RAVINDRA KUMAR LAKHOTIA
Residing at 10, PUJA EXPORTS, 16/1 M.G. ROAD, 3RD FLOOR, ROOM NO: 62, BANG BUILDING, KOLKATA - 700027

Hereinafter referred to as the **PURCHASER** (Which expression shall where the context so admits include his / her heirs, executors, administrators, representatives, assigns) of the **OTHER PART.**

WHEREAS by Government of West Bengal Housing Department (N.T.P. Branch) Notification No 581- H1/ HG/ NTP - 2L - 9/99 (Pt.) Dated Kolkata, 27.10.2006 , the State of West Bengal has under Sub-section (1) of Section 29 of the West Bengal Housing Board Act 1972 (West Bengal Act XXXII of 1972) transferred a land measuring more or less 12.638 Acres in Mozas Mohishgote and Mahishbathan, J.L.No. 20 and 18 respectively , both under PS - Rajarhat , District - North 24 - Paraganas and by direct purchase which is confirmed by West Bengal Housing Infrastructure Development Corporation Ltd. a Govt. Company incorporated under the Companies Act, 1956 (hereinafter referred to as WBHIDCO vide their Memo No. 4581/ HIDCO/ Admn-608/2004 Dated 11.9.2006 measuring more or less 4.387 Acres in the same area , totaling an area of 17.025 Acres of land at Action Area - 1A and the BOARD is in peaceful possession of the same.

AND WHEREAS the Board with a view to provide developed lands for residential accommodation to the Individuals as well as Housing Cooperative Societies as a part of development of a planned town (herein after called the New Town, Kolkata) has, inter-alia, carved out plots of varying measurements at AL Block. Land - AL/1 of Eastern Green Project in New Town, Kolkata.

C. B. BASU
(S. B. BASU)
Asstt. Housing Commissioner - I
West Bengal Housing Board,

Ganesh muneba.
S/O Rama mandjee muneba
52/6 V.I.P Road,
Parvati vihar.
Flat - E2B
KOL-59
Bussines.



AND WHEREAS in pursuant to the application made by the PURCHASER for purchase a piece and parcel of land in the said project to erect a building thereon for residential purpose and agreeing to comply with the terms and conditions prescribed by the BOARD for the purchase of plots in the said project.

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the piece and parcel of land hereinafter referred to as per 'Annexed Plan' and more fully described in the schedule written hereunder and in consideration of a sum of Rupees 8,22,112/- (Rupees eight lakh twenty two thousand one hundred twelve) only less discount @5% amounting Rs 41,106/- (Rs fourteen thousand one hundred six) only of the land price for down payment, paid by the PURCHASER the receipt whereof the BOARD doth hereby admit and acknowledge and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER has taken inspection of such land and has satisfied himself/herself as to the condition, description, actual measurement of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the BOARD, the BOARD doth hereby sell, grant, convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed expressed and otherwise assured or intended to the use of the said PURCHASER absolutely and for ever.

The PURCHASER hereby covenants with the BOARD as follows :

- I) The PURCHASER shall preserve the boundary pillars provided in the demised land.
- II) The PURCHASER shall use the said demised land exclusively for the purpose of constructing building for the residential purpose at the cost of the PURCHASER in conformity with the Building Rules applicable in New Town, Kolkata. And other Rules and Regulations as prescribed or framed from time to time for the New Town, Kolkata.
- III) The PURCHASER shall not make any excavation in the land nor remove any earth / subsoil there from in contravention of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the BOARD / WBHIDCO are not disturbed in any way.
- IV) The PURCHASER shall not alter the location of sewer / water connection lines except prior approval of the Competent Authority / WBHIDCO. for the sake of greater interest of the project area.
- V) The PURCHASER shall be liable to make all payments towards taxes, fees, rent, rates, any other imposition etc. that may be levied by any local authority with effect from date of execution of deed of conveyance.
- VI) The BOARD shall remain indemnified against any such claims / dues payable by the PURCHASER to any local authority in future.
- VII) The PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised land or the neighbouring people.
- VIII) The PURCHASER shall allow any person authorized by the BOARD / WBHIDCO to inspect, maintain and construct / reconstruct the sewer lines and water meter, storm - water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.

S. B. BASU

(S. B. BASU.)

Asstt. Housing Commissioner & Co.
West Bengal Housing Board.



Additional Registrar of
Government of India
16 SEP 2010

- IX) The PURCHASER shall pay and discharge all existing and future rates, rents, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by any competent Authority to be payable by The PURCHASER thereof to such authority under the provision of law for the time being in force.
- X) The PURCHASER shall pay and continue to pay service charges to the Competent Authority / WBHIDCO for providing the services as covenanted herein within the New Town as per the assessment.
- XI) The PURCHASER shall keep the BOARD indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be determined by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
- XII) The PURCHASER is liable to compensate for any damage caused by him / her to the infrastructure provided by the BOARD / WBHIDCO.

THAT THE BOARD hereby covenants with The PURCHASER as follows :

- 1) The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herewith shall hold and enjoy the said demised land forever without any interruption by the BOARD or any of its agents or representatives whatsoever.
- 2) The PURCHASER shall be provided with all facilities in regard to sewer connection, water supply, roads and other amenities as may be available to other similar purchasers in New Town, Kolkata. Facilities of services such as roads, sewer drain lines and waterlines will be made available at the peripheral roads provided by WBHIDCO (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by The PURCHASER at his / her own cost.
- 3) Such Peripheral services are the sole responsibility of the New Town Authority and the BOARD shall in no way be responsible for their functioning.

Schedule

ALL THAT piece and parcel of land measuring about 298.885 sq.m / 4.468K Sq. Meter / Cottah be same or little more or less being Plot No. AL-1/B/33 in Street No..... in Block No. AL, Land - AL/1, Action Area - 1A, situated in the New Town, Police Station - Rajarhat, District - North 24- Paraganas, under Mahishbathan Gram Panchayat - II.

Butted and bounded as follows :

ON THE NORTH : Plot no. - AL-1/B/2
 ON THE SOUTH : Street no. 11, 10M. Wide Road.
 ON THE WEST : → Plot no. AL-1/B/34.
 ON THE EAST : → Plot no. AL-1/B/32.

S. B. BASU

(S. B. BASU.)
 Asstt. Housing Commissioner & A
 West Bengal Housing Board.



Registrar of Assurances
Calcutta
16 SEP 2010

IN WITNESS WHEREOF the parties to these presents have hereunto executed on the day, month and year first above written.

SIGNED AND DELIVERED BY *Shri S. B. Basu.*

Asst. Housing Commissioner - II
For and on behalf of the West Bengal Housing Board
At Kolkata in the presence of :

S. B. Basu
(S. B. BASU.)
Asst. Housing Commissioner - II
West Bengal Housing Board.

1. *Chinmoyee Saha, WBHB.*
Asstt. Superintendm
West Bengal Housing Board
2. *Ravi* Employee, WBHB.

SIGNED BY THE PURCHASER
In presence of :

- *Ravindra Lakhotia*.

- *Sumita R. Lakhotia*.

1. *Nirmal Kanti Banerjee*
16/1, M-G. Road, Sre 16, Kol-7
2. *Animesh Chakraborty*
10, K-S. Roy Road, 1st Floor,
Kolkata-700001

SERIAL NO.PLOT-AL(Ind)/72



Printed by : The WEST BENGAL HOUSING BOARD,
105, S.N.Banerjee Road, Kolkata – 700014
Price : Rs. 500/- per set of deed.



EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD.

SITE PLAN OF PLOT AL/1/B/33 OF EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD IN BLOCK AL, LAND AL/1 IN ACTION AREA 1A AT NEW TOWN PROJECT, RAJARHAT.



Ravindra Lakhotia.

Sumita R. Lakhotia.

SCALE :- 1:600.

AREA OF LAND :- 4.468K (298.885 SQ.M.)

N.B. : 1. PLOT IS SHOWN BY RED LINE.
2. ALL DIMENSIONS ARE IN METER.

Basu
22/7/08

Secretary,
The Housing Planning Wing
West Bengal Housing Board



S. B. Basu
(S. B. BASU)
Asstt. Housing Commissioner,
West Bengal Housing Board.

Basu 22/07/08
BIPLAB GHOSH
Deputy Director (EP)-III
W B HOUSING BOARD



**Additional Registrar of
Government of West Bengal
16 SEP 2010**

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.No.	Signatures of the Executants/ Presentants	Finger Impressions				
	 <i>Ravinder Lakhota</i>					
		(LEFT HAND)				
		(RIGHT HAND)				
	 <i>Sumita R Lakhota</i>					
		(LEFT HAND)				
		(RIGHT HAND)				
		(LEFT HAND)				
		(RIGHT HAND)				



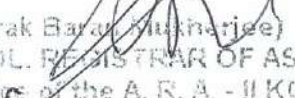
Registrar of Assurances II
Calcutta
16 SEP 2018

30
19/8

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 37
Page from 2114 to 2123
being No 11471 for the year 2010.




(Tarak Baran Mukherjee) 23-September-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09713 / 2010, Deed No. (Book - I , 11471/2010)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ravindra Kr Lakhotia	 16/09/2010	 LTI 16/09/2010	Ravindra Lakhotia 16/9/2010

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ravindra Kr Lakhotia Address -3rd Floor, Flat No:62, 161/1, M. G. Road, Cal, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007	Self	 16/09/2010	 LTI 16/09/2010	Ravindra Lakhotia
2	Sunita R Lakhotia Address -3rd Floor, Flat No:62, 161/1, M. G. Road, Cal, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007	Self	 16/09/2010	 LTI 16/09/2010	Sunita R Lakhotia

Name of Identifier of above Person(s)

Ganesh Mundra
V.I.P Rd Parvati Vihar, Flat No:E2b, 52/6, Cal,
District:-North 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700059

Signature of Identifier with Date

Ganesh Mundra.
16/9/2010



(Tarak Batai Mukherjee) 16.09.10
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11471 of 2010
(Serial No. 09713 of 2010)

On 16/09/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9042/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/09/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-822112/-

Certified that the required stamp duty of this document is Rs.- 41116 /- and the Stamp duty paid as: Adhesive Rs.- 41200/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.20 hrs on :16/09/2010, at the Office of the A. R. A. - II KOLKATA by Ravindra Kr Lakhota , one of the Claimants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 16/09/2010 by

1. Ravindra Kr Lakhota, son of Ramowtar Lakhota , 3rd Floor, Flat No:62, 161/1, M. G. Road, Cal, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste Hindu, By Profession : Others
2. Sunita R Lakhota, wife of Ravindra Kr Lakhota , 3rd Floor, Flat No:62, 161/1, M. G. Road, Cal, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste Hindu, By Profession : Others

Identified By Ganesh Mundra, son of R M Mundra, V I P Rd Parvati Vihar, Flat No:E2b, 52/6, Cal, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste: Hindu, By Profession: Business.

Admission Execution(for exempted person)

1. Execution by S B Basu

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.



(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

16.09.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II